

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

OCT 5 1 23 PM '77

MORTGAGE OF REAL ESTATE

BOOK 1379 PAGE 616

DONNIE S. TAYLOR, R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Larry Lloyd Wagner and Marcia Bryant Wagner

(hereinafter referred to as Mortgagor) is well and truly indebted unto John W. Grady, III

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Sixteen Thousand Five Hundred and no/100 ----- Dollars (\$ 16,500.00 ) due and payable

On demand after January 1, 1977 with payments of Five Hundred (\$500.00) due on or before October 1, 1976 and January 1, 1977

with interest thereon from date at the rate of eight per centum per annum, to be paid:

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville on the southwestern side of Pinkney Street, in the City of Greenville, being shown and designated as portions of Lots Nos. 16 and 18 on a plat of the W. P. McBEE ESTATE SUBDIVISION made by J. N. Southern, Surveyor, dated May 16, 1902, recorded in the RMC Office of Greenville County, S. C., to-wit:

BEGINNING at an iron pin on the southwestern side of Pinkney Street, at the original front corners of Lots Nos. 16 and 18 as shown on plat Book A, page 83, which beginning point is approximately 350 feet southeast of the southeastern intersection of Lloyd Street with Pinkney Street, and running thence along the southwestern side of Pinkney Street, N. 50- $\frac{1}{2}$  W., 30 feet to an iron pin in the line of Lot No. 18; thence along the line of Lot No. 18 S. 39- $\frac{1}{2}$  W., 131 feet to an iron pin on an alley in the rear; thence along the northern side of said alley, S. 52- $\frac{2}{3}$  E., 50 feet to an iron pin in the rear line of Lot No. 16; thence through lot No. 16, N. 39- $\frac{1}{2}$  E., 130 feet, more or less, to an iron pin in the front line of lot No. 16 on the southwestern side of Pinkney Street; thence along the southwestern side of Pinkney Street N. 50- $\frac{1}{2}$  W. 20 feet to the beginning corner, being shown as Lot 8, Block 1 on Sheet 18 of the Greenville County Tax Maps.

This being the same property conveyed to the Mortgagor herein by deed of John W. Grady, III, recorded in the R.M.C. Office for Greenville County on Oct. 5, 1976 in Deed Book 1044 at page 70.



Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whatsoever lawfully claiming the same or any part thereof.

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